CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- September 18, 2020 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Farzin Parang Zurich Esposito Sylvia Garcia Jolene Saul Sam Toia

Chairman Parang called the meeting to order at 9:08 AM. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia). Alternate Board member Timothy Knudsen was also present but took no part in the hearings or deliberations on said hearings as he was present solely in an observational capacity.

Motion to approve the minutes from the August 21, 2020 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the agenda for the September 18, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

277-20-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Jamyee Hair Studio, LLC **OWNER:** 6910-14 W. Archer, LLC **PREMISES AFFECTED:** 6914 W. Archer Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

278-20-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Matthew Heinen **OWNER:** Same as applicant

PREMISES AFFECTED: 10547 S. Spaulding Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 19.13' to 16.09', north side setback from 4.5' to 2.5' (south to be 7.83'), combined side setback from 13.5' to 10.41' for a proposed front porch, second floor addition and a rear two story

addition to the existing two-story single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

279-20-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Vital Nail Space, LLC **OWNER:** Buol Properties, LLC **PREMISES AFFECTED:** 1652 W. Roscoe Street

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

280-20-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Roger A. Williams
OWNER: Mer-Car Corporation
PREMISES AFFECTED: 2020 W. 119th Street

SUBJECT: Application for a special use to establish a barber shop / nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

281-20-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Founmilola Gomez
OWNER: Mer-Car Corporation
PREMISES AFFECTED: 2022 W. 119th Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

282-20-S ZONING DISTRICT: B1-1 WARD: 26

APPLICANT: Renita Jones dba Lashed Doll, LLC

OWNER: Solara Holdings, LLC **PREMISES AFFECTED:** 2643 W. Division Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

283-20-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Becky Keeler **OWNER:** Same as applicant

PREMISES AFFECTED: 1636 W. Warren Boulevard

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.5' to 22.79', east side setback from 2' to 0.08' (west to be 1.4'), combined side setback from 3.99' to 1.48', the enclosed parking spaces accessing alleys from 2' to 0.08' for a proposed two-car parking stall carport with roof deck and bridge accessing the roof deck from the rear open porch of the existing two story residential building.

Continued to October 16, 2020

284-20-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Becky Keeler **OWNER:** Same as applicant

PREMISES AFFECTED: 1636 W. Warren Boulevard

SUBJECT: Application for a variation to relocate the rear yard open space of

162.01 square feet to the two car carport with roof deck and a bridge accessing the roof deck from the rear open porch at the rear

of the two-story residential building. Continued to October 16, 2020

285-20-S ZONING DISTRICT: DX-3 WARD: 27

APPLICANT: NuMed Chicago
OWNER: 1141 Randolph, LLC
PREMISES AFFECTED: 1141 W. Randolph Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

At 6:40 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 6:50 PM.

At 6:50 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 6:50 PM.

At 8:40, Chairman made a motion for a five (5) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul and Toia. The Board then stood in recess until 8:45 PM.

At 8:45 PM, Chairman made a motion to reconvene the meting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul and Toia. The Board then reconvened at 8:45 PM.

286-20-Z ZONING DISTRICT: B2-3 WARD: 47

APPLICANT: Jacie Construction OWNER: Same as applicant

PREMISES AFFECTED: 4311 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 22.17' for a proposed four-story, four dwelling unit

building with front open decks and an attached two car garage.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

287-20-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Comet Development I, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1838 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear yard setback on floors

containing dwelling units from the required 30' to 10' for a

proposed four-story, nine dwelling unit building with ten parking

spaces and ground floor commercial use.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

288-20-S ZONING DISTRICT: C2-1 WARD: 14

APPLICANT: Chicago Alternative Health Center dba Midway Dispensary

OWNER: Same as applicant **PREMISES AFFECTED:** 5648 S. Archer Avenue

SUBJECT: Application for a special use to expand an existing medical

cannabis dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

289-20-S ZONING DISTRICT: C2-1 WARD: 14

APPLICANT: Chicago Alternative Health Center dba Midway Dispensary

OWNER: Same as applicant **PREMISES AFFECTED:** 5648 S. Archer Avenue

SUBJECT: Application for a special use to expand an existing adult use

recreational cannabis dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

290-20-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Old Town Barbershop Co. Karkif Division 2, LLC **PREMISES AFFECTED:** 1805-09 W. Division Street

SUBJECT: Application for a special use to establish a barber shop.

Continued to October 16, 2020

291-20-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: John Manaves and Alice Kriegel

OWNER: Same as applicant

PREMISES AFFECTED: 1834 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12' to 8.17', west side setback from 2' to zero, east setback

from 2' to zero, combined side setback from 3.35' to zero for a proposed three-story rear addition with new one-story open stair from grade, fourth story addition and new decorative light pole in front yard for the existing three-story, attached two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

292-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Dasco Cleveland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2347 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce rear setback from 37.71' to

33.75'* for a proposed three-story single family residence with attached three car garage and attached carport with roof top and

roof top pergola above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Saul, and

Toia; nays - Garcia.

*Amended at Hearing

293-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Dasco Cleveland, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 2347 N. Cleveland Avenue

SUBJECT: Application for a variation to increase the allowable height from

38' to 39.13' for a proposed three-story single family residence with an attached three car garage and attached carport with roof

top and roof top pergola above.

Motion to approve made by Chairman, Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Saul, and

Toia; nays – Garcia.

294-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Dasco Cleveland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2347 N. Cleveland Avenue

SUBJECT: Application for a variation to allow 135.97 square feet of the

393.97 square feet of rear yard open space to be located on a deck that is 4' above grade for a proposed three-story, single family residence with attached three car garage and attached carport with

roof deck and roof top pergola above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Saul, and

Toia; navs – Garcia.

At 11:35 AM, Chairman made a motion for a twenty (20) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 12:05 PM.

At 12:05 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 12:05 PM.

295-20-S ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: 4714 N. Sheridan, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4712-18 N. Sheridan Road

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, thirty unit residential

building with an attached nineteen car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Toia (Saul recused).

296-20-Z ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: 4714 N. Sheridan, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4712-18 N. Sheridan Road

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed four-story, thirty dwelling unit building with an attached nineteen car garage covering 87% of the required rear

setback and residential use on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Toia (Saul recused).

297-20-Z ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: 4717 N. Sheridan, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4712-18 N. Sheridan Road

SUBJECT: Application for a variation to reduce the minimum lot area from

11,400 square feet to 10,500 for a proposed four-story, thirty dwelling unit building with an attached nineteen car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and

Toia (Saul recused).

298-20-Z ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: 4714 N. Sheridan N. Sheridan, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4712-18 N. Sheridan Road

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed four-story, thirty dwelling unit building with

an attached nineteen car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas - Chairman, Esposito, Garcia, and

Toia (Saul recused).

299-20-S **ZONING DISTRICT: PMD 11 (Sub-A) WARD: 11**

APPLICANT: EP PSS, LLC

OWNER: EP 2201 S Halsted, LLC 2201 S. Halsted Street PREMISES AFFECTED:

Application for a special use to establish a residential storage **SUBJECT:**

warehouse (self-storage facility) within the existing four story

building.

Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas - Esposito, Garcia, Saul, and Toia

(Chairman absent).

300-20-Z **ZONING DISTRICT: B1-3 WARD: 32**

APPLICANT: Barrett Properties, LLC **OWNER:** 3113 North Properties, LLC

3113 N. Lincoln Avenue / 3118 N. Greenview Avenue PREMISES AFFECTED:

SUBJECT: Application for a variation to reduce the rear setback from 30' to

0.33' on floors containing dwelling units for a proposed four-story mixed use building containing retail space at grade, nine dwelling

units above and five parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas - Esposito, Garcia, Saul, and Toia

(Chairman absent).

301-20-Z **ZONING DISTRICT: B1-3 WARD: 32**

APPLICANT: Barrett Properties, LLC 3113 North Properties, LLC **OWNER:**

3113 N. Lincoln Avenue / 3118 N. Greenview Avenue PREMISES AFFECTED:

SUBJECT: Application for a variation to reduce the commercial floor area

requirement from 1,048 square feet to 838 square feet for a proposed four-story, mixed use building containing retail space at grade, nine residential units above and five off-street parking

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0: veas - Esposito, Garcia, Saul, and Toia

(Chairman absent).

ZONING DISTRICT: C1-2 302-20-S **WARD: 12**

APPLICANT: Raina Archer, LLC Same as applicant **OWNER:** PREMISES AFFECTED: 3542 S. Archer Avenue

Application for a special use to establish a one-lane drive through **SUBJECT:**

facility to serve a proposed one-story, fast food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman absent).

303-20-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: B.U.I.L.D. Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 5100 W. Harrison Street

SUBJECT: Application for a special use to establish a community center in

connection with the existing one-story building and the addition of a new three-story addition and fifty-five car on-site accessory

parking lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Esposito, Garcia, and Toia

(Chairman absent and Saul recused).

304-20-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Harron Raggs

OWNER: Freedom Development Group, LLC- North Avenue

PREMISES AFFECTED: 6058 W. North Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia

(Chairman absent).

305-20-S ZONING DISTRICT: B3-2 WARD: 39

APPLICANT: Ronan Heaney
OWNER: Same as applicant
PREMISES AFFECTED: 4153 N. Pulaski Road

SUBJECT: Application for a special use to establish a dwelling unit in the

basement of an existing two-story building being converted from

two dwelling units to three dwelling units.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Garcia, Saul,

and Toia (Chairman absent).

306-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Teri & Brian Odom

OWNER: The 2669 North Orchard Condominium Association

PREMISES AFFECTED: 2669 N. Orchard Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 40.5' to 1.88', north and south side setbacks to zero each instead of 2', combined side setback from 5' to zero for an existing three car garage built contrary to permit with a proposed open bridge/catwalk to connect with the existing three-car garage with

proposed roof top trellis.

Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas – Esposito; nays – Chairman, Garcia,

Saul, and Toia.

307-20-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Charles Batchell Same as applicant PREMISES AFFECTED: 1121 N. Damen Avenue

SUBJECT: Application for a variation to reduce the north side set back from

the required 2' to 0.03' (south to be 14.19'), combined side yard setback to be 14.22' for a proposed three-story, north side

enclosure, remove the enclosed porch and replace exterior north

side stairs and three-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

308-20-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Nader and Juan Hindo
OWNER: 1458 N. Wieland, LLC
PREMISES AFFECTED: 1500 N. Wieland Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 10' for a proposed five-story, seven dwelling unit building with three parking spaces and two new driveway fronts.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

At 2:33 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 2:46 PM.

At 2:46 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 2:46 PM.

309-20-S ZONING DISTRICT: B1-2 WARD: 32

APPLICANT: 2816 N Southport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2816 N. Southport Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Saul, and

Toia; nays - Garcia.

310-20-Z ZONING DISTRICT: B1-2 WARD: 32

APPLICANT: 2816 N Southport, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2816 N. Southport Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed catwalk connecting the roof deck

of the detached garage serving a proposed four-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas - Chairman, Esposito, Saul, and Toia; nays – Garcia.

ZONING DISTRICT: C2-3 311-20-S **WARD: 47**

APPLICANT: Derrig 1839 Irving, LLC

Same as applicant **OWNER:**

1839 W. Irving Park Road PREMISES AFFECTED:

SUBJECT: Application for a special use to establish residential use below the

> second floor for a proposed four-story, mixed use building with seven dwelling units and retail at grade and a detached three car

garage with roof deck and stair access.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0: veas - Chairman, Esposito, Garcia, Saul,

and Toia.

312-20-Z **ZONING DISTRICT: C2-3 WARD: 47**

APPLICANT: Derrig 1839 Irving, LLC **OWNER:**

Same as applicant PREMISES AFFECTED:

1839 W. Irving Park Road

Application for a variation to reduce the minimum required ground **SUBJECT:**

floor commercial area from 1,133 square feet to 1,080 square feet for a proposed four-story, seven dwelling unit building with

detached three car garage with roof deck and access stair and retail

and residential uses on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

313-20-Z **ZONING DISTRICT: C2-3 WARD: 47**

APPLICANT: Derrig 1839 Irving, LLC

Same as applicant **OWNER:**

PREMISES AFFECTED: 1839 W. Irving Park Road

Application for a variation to reduce the rear yard setback from the **SUBJECT:**

> required 30' to 2' for a proposed four-story, seven dwelling unit building with detached three-car garage with roof deck and access

stair and retail and residential uses on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

ZONING DISTRICT: B3-5 WARD: 48 314-20-S

APPLICANT: 5440 Sheridan Property Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 5434-48 N. Sheridan Road

Application for a special use to reduce the off-street parking for a **SUBJECT:**

transit served location from seventy-eight spaces to twenty-seven spaces for a proposed five-story, seventy eight dwelling unit

building with attached twenty-seven car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

315-20-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: 5440 Sheridan Property Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 5434-48 N. Sheridan Road

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed five-story, seventy eight dwelling unit building with an attached twenty-seven car garage. This is a transit

served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

316-20-Z ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: 5440 Sheridan Property Owner, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 5434-48 N. Sheridan Road

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed five-story, seventy eight dwelling

unit building with ground floor residential and an attached twenty-seven car garage. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

CONTINUANCES

159-20-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Annette Akins dba Thiz How U Do It

OWNER: Old Yeller, LLC

PREMISES AFFECTED: 5945 W. Madison Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

236-20-S ZONING DISTRICT: C1-2 WARD: 15

APPLICANT: Shastriji Associates

OWNER: Jayden, LLC

PREMISES AFFECTED: 5005 S. Western Boulevard

SUBJECT: Application for a special use to establish a drive through facility to

serve a proposed restaurant.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Saul, and Toia;

nays - Esposito and Garcia.

237-20-Z ZONING DISTRICT: C1-2 WARD: 15

APPLICANT: Shastriji Associates **OWNER:** Jayden, LLC

PREMISES AFFECTED: 5005 S. Western Boulevard

SUBJECT: Application for a variation to reduce the front setback from 20' to

5' for a proposed one-story restaurant with a drive through facility.

Withdrawn

239-20-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Planrise, LLC **OWNER:** Salina Vest

PREMISES AFFECTED: 1801 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 18' for a proposed four-story, twenty unit building with roof top deck, stair, elevator enclosure on the fifth floor, first

floor retail and twenty parking space garage.

Motion to approve made by Chairman, Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

252-20-S ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: 4611 S. Ellis, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4600-08 S. Ellis Avenue

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with fifty-nine parking spaces to serve a proposed twenty-nine residential unit building at 4601 S. Ellis Avenue.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito,

Garcia, Saul, and Toia.

253-20-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: 4611 South Ellis, LLC OWNER: Same as applicant

PREMISES AFFECTED: 4600-08 S. Ellis Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 5', north and south side setback to zero for an accessory off-site parking lot with fifty-nine spaces to serve a proposed twenty-nine dwelling unit building at 4601 S. Ellis

Avenue.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Garcia, Saul, and Toia.

257-20-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Howard and Rachel Katz

OWNER: Same as applicant **PREMISES AFFECTED:** 2126 W. Fletcher Street

SUBJECT: Application for a variation to reduce the front setback from the

required 11.76' to 9.92', west side setback from 4' to 2.5', east side

setback from 4' to 3', combined side setback from 10' to 5.5', rear setback from 34.97' to 21.25' for a proposed one-story front addition, a side open porch and a rear one story addition to the existing two-story single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

269-20-S ZONING DISTRICT: C1-1 WARD: 10

APPLICANT: Masjid Al-Taqwa, Inc.* **OWNER:** Same as applicant

PREMISES AFFECTED: 9329 S. Escanaba Avenue

SUBJECT: Application for a special use to establish a community center in an

existing two story commercial building. One dwelling unit is

located on the second floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

*Amended at Hearing

At 5:00 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 5:15 PM.

At 5:15 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 5:15 PM.

277-20-S (B) ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, eight dwelling unit building

and a detached eight car garage. Continued to October 16, 2020

278-20-Z (B) ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building with a detached eight car

garage.

Continued to October 16, 2020

279-20-Z (B) ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 45' to 48.58' for a proposed four-story, eight dwelling

unit building with a detached eight car garage.

Continued to October 16, 2020

280-20-Z (B) **ZONING DISTRICT: C1-2 WARD: 1**

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

SUBJECT: Application for a variation to increase the area for an accessory

building in the rear setback from 1,323 square feet to 1,442 square feet for a proposed four-story, eight dwelling unit building with a

detached eight car garage.

Continued to October 16, 2020

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 10:34 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 11:01 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Cal. No 121-20-A made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its August 21, 2020 regular meeting with the exception of Board Cal. Nos. 266-20-S, 274-20-Z, 275-20-Z, and 152-20-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 11:11 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.